

LODESTONE

Property Sales, Lettings & Advice

01749 605099



www.lodestoneproperty.co.uk



The Old Forge
Sherborne DT9 4QA



- Idyllic village location
- 4 Bedrooms
- 2 Reception Rooms
- 2 Storey Coach House/Studio
- Former Forge
- Rural Views
- Attractive Gardens
- Variety of mature trees
- Many character features
- Total area Approx 0.75 of an acre

The Property

A particularly attractive character cottage with coach house/studio requiring modernisation with splendid garden and grounds occupying a superb location in this idyllic West Dorset village. The Old Forge is a stone and thatch period cottage which has a wealth of character features including exposed beams, period fireplaces and numerous window seats. The cottage currently requires updating and offers an interesting project for prospective buyers. You enter the cottage and walk in to the light and spacious triple aspect sitting room which has a feature stone Inglenook fireplace with Bresumer Beam and a window seat from which to enjoy the wonderful views across farmland towards a woodland. A study area has a period fireplace surrounded with decorative tiles, exposed floorboards and window seat, where you can enjoy both the views and your favourite book. The kitchen has a small range of cupboards and utility area and the dining room a stone fireplace. On the first floor



there are four bedrooms and a bathroom and the rooms along the front elevation enjoy splendid rural views. To the side of the property is a superb former Coach House which has been converted into a studio by our client who was an artist, potter and photographer. This is an incredible space with breathtaking views will undoubtedly appeal to those seeking a room from which to seek inspiration and solace. It would also be a particularly fine home office space. It incorporates a shower room and living room and has a door leading onto the rear lawns. There is also a single garage

Outside To the front is a low stone wall and gravelled parking area with hedging and shrub borders leading to the Coach House and access to the former Forge and further parking with an adjacent Greenhouse. The rear gardens are a south facing delight and take full advantage of the rural views. They are predominantly lawned with a variety of young and mature trees as well as well stocked flower/shrub beds. There are also terraces and hedging and they adjoin open farmland to the rear. On the eastern boundary is a small area of woodland with a mixture of deciduous and conifer trees.

Situation Nether Compton is a charming West Dorset village situated between the Abbey Town of Sherborne and regional centre of Yeovil. There are many attractive period houses and cottages lining the main village road along with the Gryphons Head public house and St Nicholas Parish Church. Other notable villages nearby include Over Compton, Trent Bradford Abbas and Yetminster which between them have a variety of amenities including post office, public houses, primary schools and a train station at Yetminster. The village is located close to the Somerset and Dorset border offering easy access to historic and tourist locations such as Sherborne, Bruton and Castle Cary. The nearby town of Sherborne home of the famous Abbey, has a range of

shops and restaurants as well as a Waitrose and Sainsbury food stores.

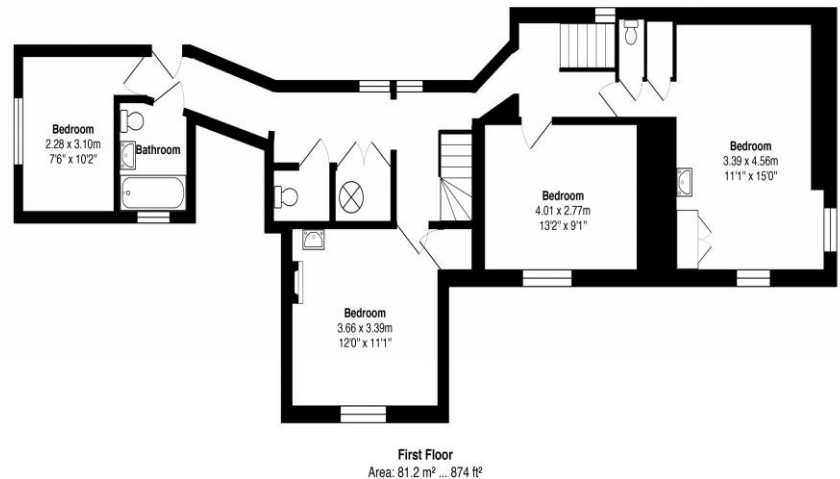
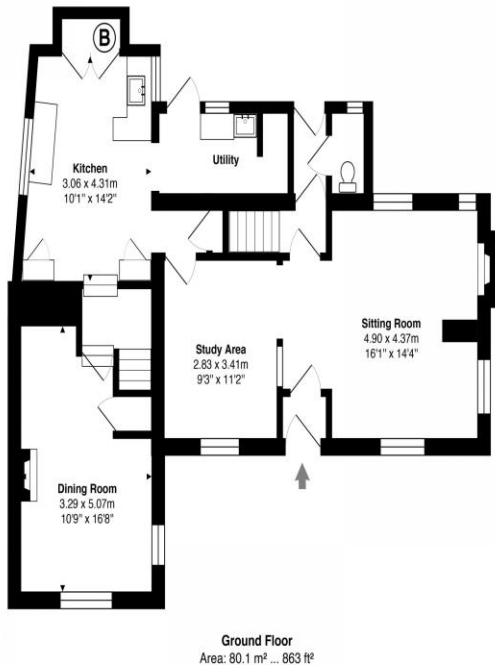
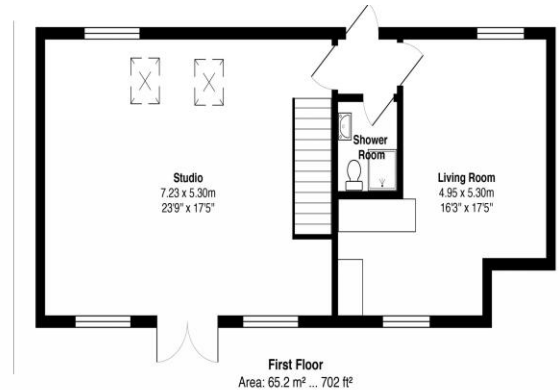
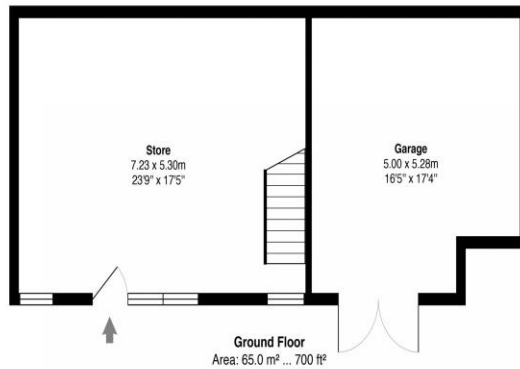
Communications include a mainline railway station at Sherborne and Yeovil with a regular and efficient service to London Waterloo (2 hours 15 mins) alternatively Castle Cary has a railway station with a regular 1 hour 50 minute service to London Paddington. The A303 can be joined at Wincanton and provides access to London and the West Country. There is a plethora of excellent and well known independent schools a short drive away including Hazelgrove Prep, Sherborne School (boys and girls), Leweston, Kings School Bruton and Bruton School for Girls. High ranking state schools including Gillingham School, Sexey's (state boarding school) and The Gryphon at Sherborne are all accessible via school bus or car.

Directions (Postcode: DT9 4AQ) From Sherborne take the A30 dual carriageway and after approx. 1 mile turn right signposted to Nether Compton. Follow this lane into the village and you will find The Old Forge on your right hand side. Services Mains electricity, water and drainage. Oil fired central heating. Council Tax G Local Authority Dorset District Council Tenure Freehold

Viewing by appointment only Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. PLEASE NOTE LODESTONE HAS SEVERAL PROPERTIES THAT ARE BEING DISCREETLY MARKETING ONLY ON OUR WEBSITE - WWW.// LODESTONEPROPERTY.CO.UK Lodestone Property | Estate Agents | Sales & Lettings Wells | Bruton | Shaftesbury



The Old Forge, Nether Compton



Approximate gross internal floor area of main building - 161.3 m² / 1,737 ft²

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All room measurements are maximum dimensions unless otherwise stated.

THE PROPERTY MISDESCRIPTIONS ACT 1991 These details are for guidance only and complete accuracy cannot be guaranteed by Lodestone Property. If there is any point which is of particular importance to you, verification should be obtained. Our property particulars do not constitute an offer, contract or part of a contract. All measurements are approximate and the images shown may only represent part of the property as it appeared at the time the photographs were taken. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested and we have not carried out a detailed survey. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. DATA PROTECTION ACT 1998 Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent. EPC Please contact the selling agent directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.